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# Housing and Population Monitoring Report

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HOUSING AND POPULATION

MONITORING REPORT

JANUARY TO DECEMBER, 1982


JANUARY TO JUNE, 1983

PLANNING AND DEVELOPMENT DEPARTMENT

HAMILTON-WENTWORTH REGION

October, 1983





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# REGIONAL HOUSING AND POPULATION MONITORING REPORT

## TABLE OF CONTENTS

<u>CHAPTER</u>	<u>PAGE</u>
Summary	
1.0 Introduction	1
2.0 Population and Households	2
3.0 Housing Production	13
4.0 Residential Lot Inventory	16
5.0 Housing Costs	20
6.0 Housing Renewal	23
7.0 The Apartment Sector	25
8.0 Assisted Housing	30
Appendices	



## SUMMARY

The Housing and Population Monitoring Report concluded that:

- o From 1980 to 1982, the population of the Region increased by 4,140 (1.0%) to a total of 414,431.
- o There have been 1,176 housing unit completions in the Region during 1982 and 723 completions in the first half of 1983.
- o There were only 162 new apartment units constructed in 1982 and 120 units constructed in the first half of 1983. The recently revised Regional Housing Statement specifies an annual target of 1,044 apartment units.
- o The cost of rental accommodation and lower market housing in the Region is generally less than in other major urban centres in Ontario.
- o The vacancy rate for apartment units in the Hamilton-Wentworth area increased to 1.2% by April, 1983.
- o As of April, 1983, there were 8,484 vacant lots available for single family, semi-detached, row and apartment units in registered and draft approved plans of subdivision.
- o There appears to be a significant increase in the demand for assisted family units. Losses of rent supplement units will create additional demands for assisted housing.





## 1.0 INTRODUCTION

On April 6, 1982, Hamilton-Wentworth adopted a comprehensive update of the Region's Housing requirements.

This update specified an annual target of 2,900 residential units with a mix of:

single family	1,508	52%
semi-detached	145	5%
rows	203	7%
apartments	1,044	36%

The update also recognized the need for the production of assisted family units, encouraging the rehabilitation of existing housing stock, as well as to continue monitoring the housing field.

This is the eighth monitoring report presented to the Planning and Development Committee and covers the period of January 1, 1982 to June 30, 1983. The purpose of this report is to examine the housing market in 1982 and the first half of 1983 and to evaluate its performance in light of Regional housing policies. In addition to the housing information, population and household characteristics are also examined.

Due to a change in Ministry of Revenue policies, population information will only be available in election years. The next analysis of population change will take place in the 1985 Housing and Population monitoring report.



## 2.0 POPULATION AND HOUSEHOLDS

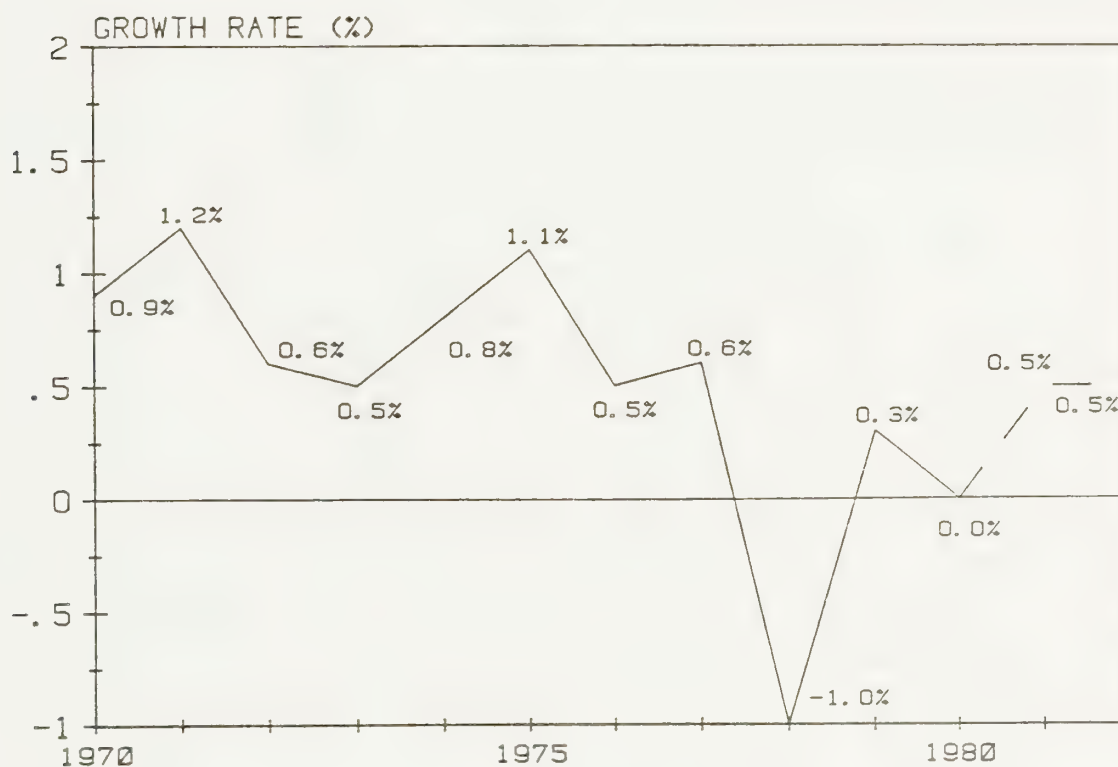
### 2.1 Population

The population of Hamilton-Wentworth increased by 4,140 from 1980\* to 1982, bringing the total population of the Region to 414,643 as shown in Figure 1.1. The resulting annual growth rate of 0.5% is largest gain experienced by the Region since 1976. The growth rate is, however, still lower than the target in the Regional Official Plan of 1.2% per annum, 1.06% compounded.

The population by area municipality is shown in Table A-1 in the Appendix.

The Town of Stoney Creek experienced the largest absolute and proportional gain in population between 1980 and 1982. The City of Hamilton experienced its first increase (1,549) population since 1977. The Township of Flamborough and the Towns of Ancaster and Dundas also recorded population increases, while the Township of Glanbrook recorded a small decrease in population.

Figure 2.1 REGIONAL POPULATION GROWTH RATE



SOURCE: 1970-1974 SEPT. AMMENDED ASSESSMENT. 1977-1980 DEC. AMMENDED ASSESSMENT.

NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED.

\*Note: Due to a change in Ministry of Revenue Policies, 1981 figures are unavailable.





## 2.2 Population Projections

In 1981, a series of population projections were released in a publication entitled: "Hamilton- Wentworth Population Projections - 1981 Review". Table 2.1 shows the actual 1982 populations, the projected 1982 populations and the projected 2001 population for the area municipalities and the Region.

In general, the municipal populations have grown as expected. Ancaster's figures are the most significantly off, as a result of the lack of development in the lands immediately east of Highway 403. The City of Hamilton also grew at a lower rate than anticipated.

TABLE 2.1

### 1982 ACTUAL AND PROJECTED POPULATIONS

#### BY MUNICIPALITY

<u>Municipality</u>	<u>1982 Actual Population</u>	<u>1982 Projected Population</u>	<u>2001 Projected Population</u>
Ancaster	14,780	16,500	32,000
Dundas	19,689	19,500	20,000
Flamborough	24,610	25,000	29,500
Glanbrook	9,549	10,000	9,000
Hamilton	308,402	310,000	302,000
Stoney Creek	37,613	37,500	53,000
<b>TOTAL REGION</b>	<b>414,643</b>	<b>418,000</b>	<b>445,000</b>

Source: Assessment and Regional Planning and Development Department

### 2.3 Components of Population Growth

Changes in population can be described as the result of two factors; natural increase (births-deaths) and net migration (the number of people migrating into the area minus the number migrating out of the area).

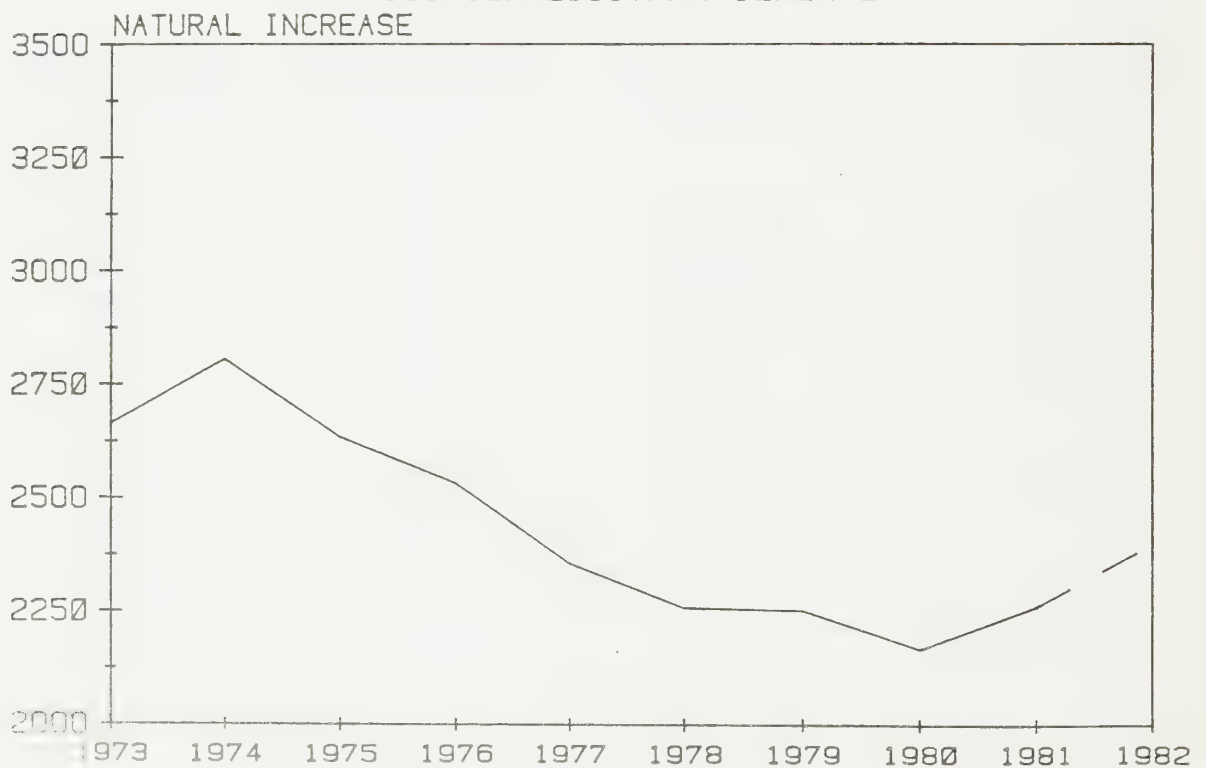
Figure 2.2 shows the natural increase of the Region from 1971 to 1982. The graph shows that the decline in the rate of natural increase has slowed and actually increased over the past two years.

The rates of natural increase projected for the Region in the latest population projections (Hamilton-Wentworth Population Projections - 1981 Review) and the actual natural increase experienced in 1981 and 1982 are shown in Table 2.2. The table shows that the projected rates of natural increase were very close to the rates actually experienced.

Figure 2.2

#### ANNUAL RATE OF NATURAL INCREASE - HAM. WENT.

SOURCE: REGISTRAR GENERAL



NOTE: 1982 FIGURE ESTIMATED

Table 2.2

<u>HAMILTON-WENTWORTH</u>			
<u>NATURAL INCREASE</u>			
	<u>Projected</u>	<u>Actual</u>	<u>% Difference</u>
1981	2,274	2,261	0.5
1982	2,313	2,400 (EST)	3.8

Source: Registrar General, Assessment and  
Regional Planning and Development Department

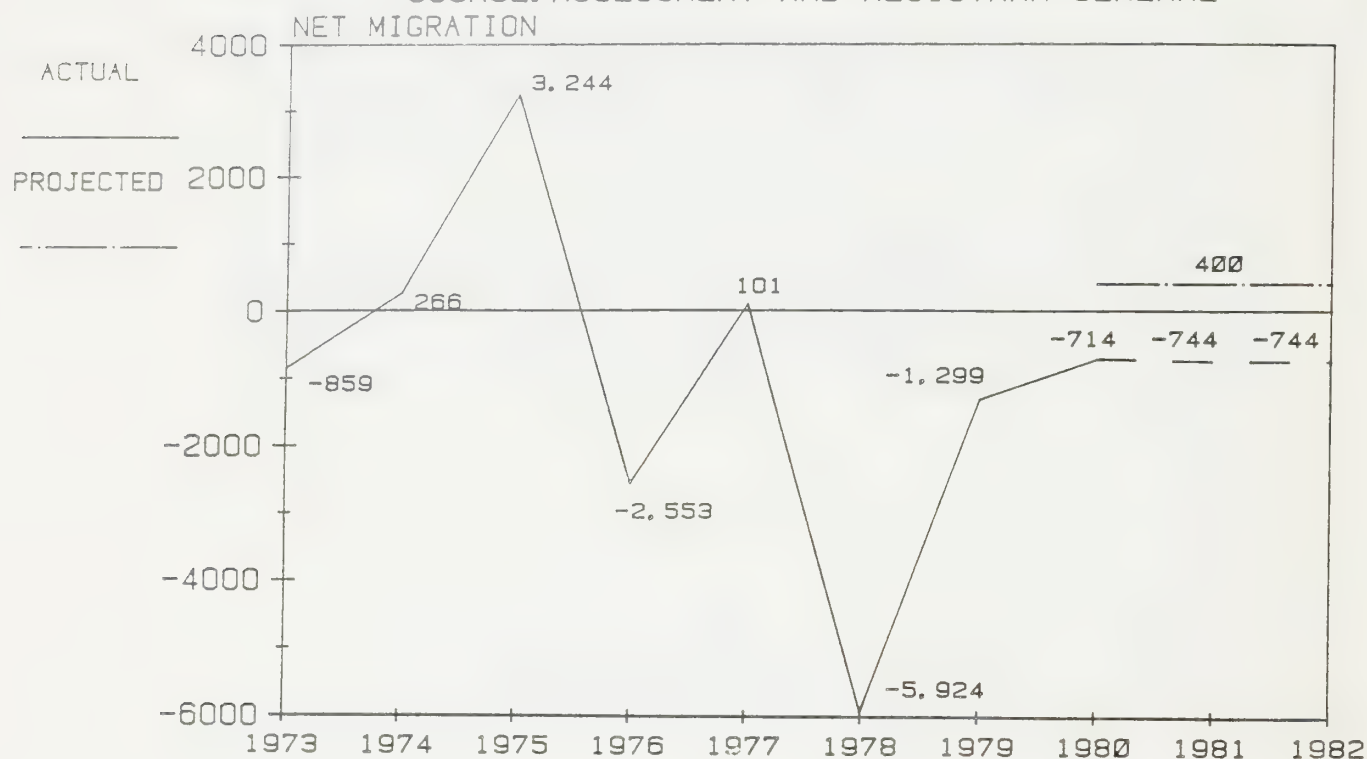
Figure 2.3 shows the actual rate of net migration experienced by the Region since 1973. The graph shows that the net migration for the past ten years has generally been negative. The rate of net migration used in the 1981 population projections was +400 persons per year based on the assumption that improved economic conditions would increase the rate of net migration to the Region.

Therefore, the difference between the actual and the projected population is mainly due to a continued out-migration from the Region.

FIGURE 2.3

# NET MIGRATION - HAMILTON-WENTWORTH 1973-1982

SOURCE: ASSESSMENT AND REGISTRAR GENERAL



NOTE: 1981 AND 1982 FIGURES HAVE BEEN AVERAGED AND ESTIMATED.

## 2.4 Regional Population by Age Category

The distribution of the population by age is important because age is a key determinant in the quantity and type of housing units demanded.

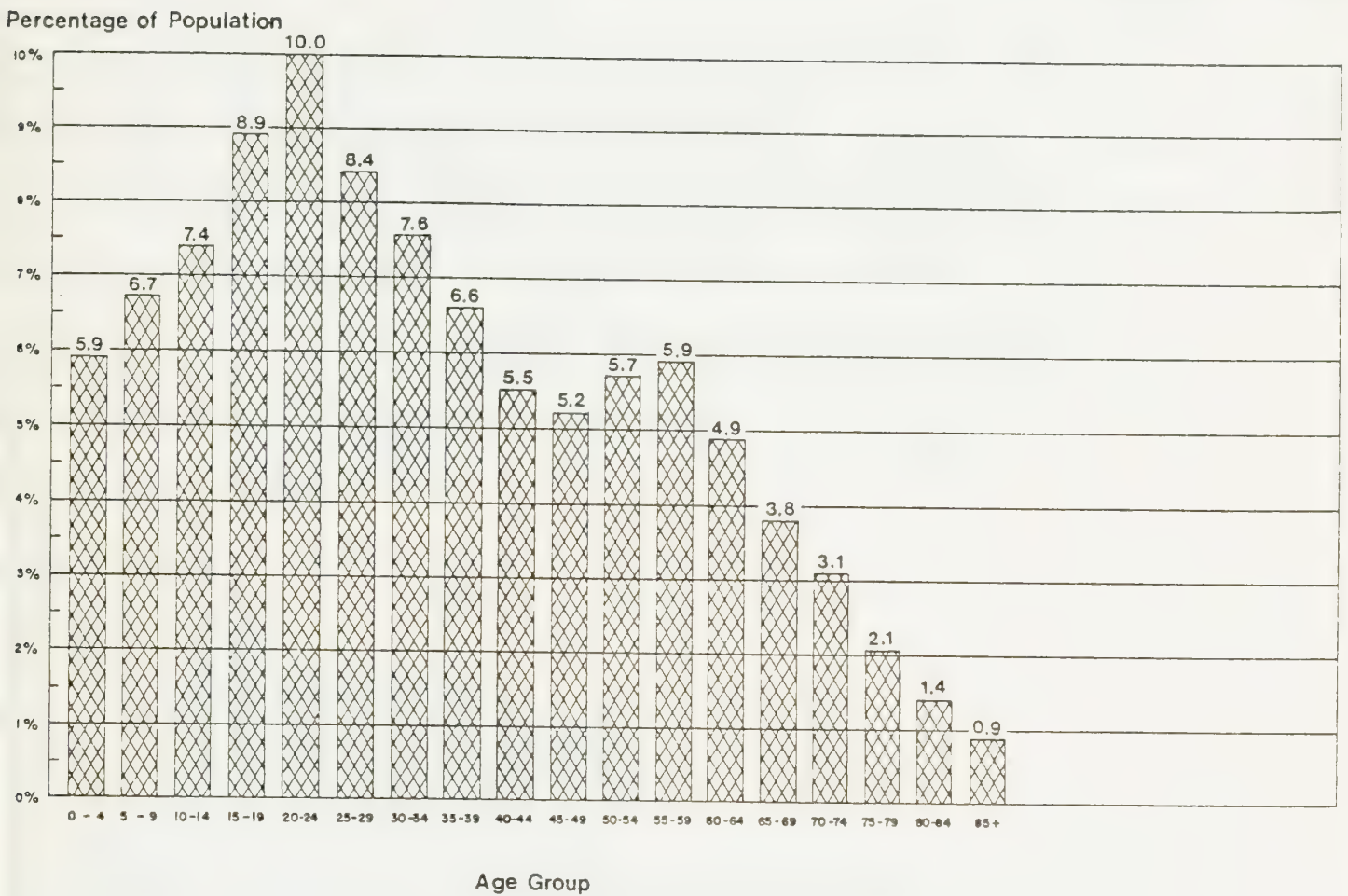
Figure 2.4 shows the Regional distribution of Population by five year age group. The graph clearly shows the "bulge" in "post-war baby boom" which is now centred in the 20-24 year age group.

Figure 2.5 indicates the change in the population of the Region since 1976 by age category.



FIGURE 2.4

Age Distribution of Regional  
Population - 1982

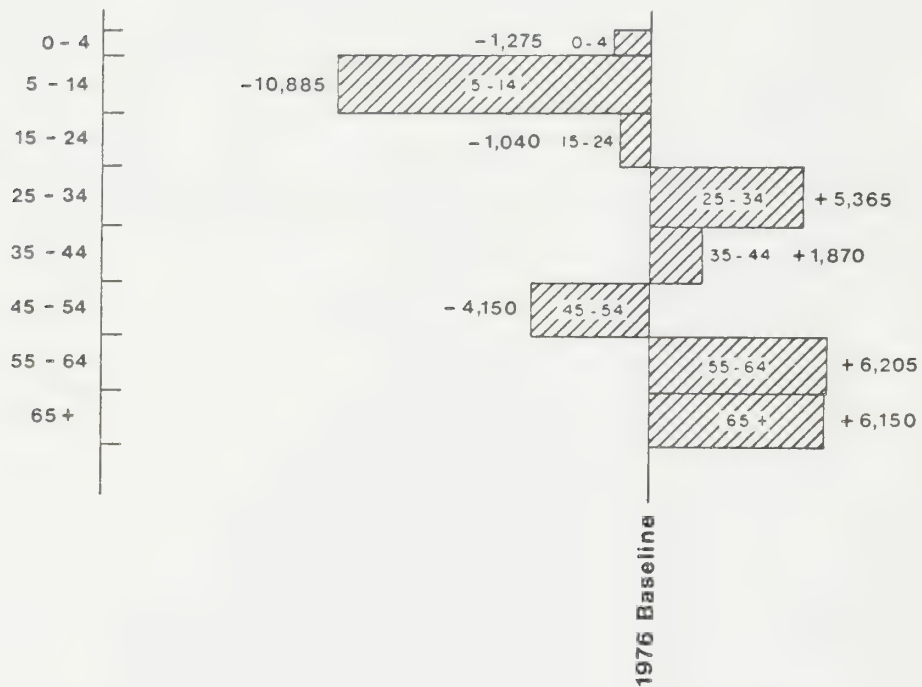


Source: Assessment

The graph reveals a number of significant trends. It shows that there has been a significant increase in the population in the 25 - 34 and 35 - 44 age categories since 1976. This "bulge" in the population is often referred to as the "Post War Baby Boom".

Figure 2.5

### Change in Regional Population From 1976 - 1981 by Age Category



Source: Statistics Canada  
Census of Canada

The 25 - 34 age category is important since it marks the stage at which individuals tend to form their own households for the first time. Therefore, the increase in population in this age category would tend to raise the demand for additional housing units in spite of the slow overall population growth. Since a large proportion of people in this age category tend to occupy rental housing units, an additional demand for these units may be expected.

Similarly, there has been a significant increase in the population over 55 years of age. This may result in an increased demand for smaller housing units, due to the typical decrease in family size in these age groups (caused by children leaving the family household and the death of spouses). In addition, the increase in the number of senior citizens may result in an increased demand for assisted units as well as for other public services.

A third trend is the decrease in the proportion of population in the lower age categories as a result of a decline in birth rates. Although there has been an increase of births in recent years, the long term outlook is for fewer births.

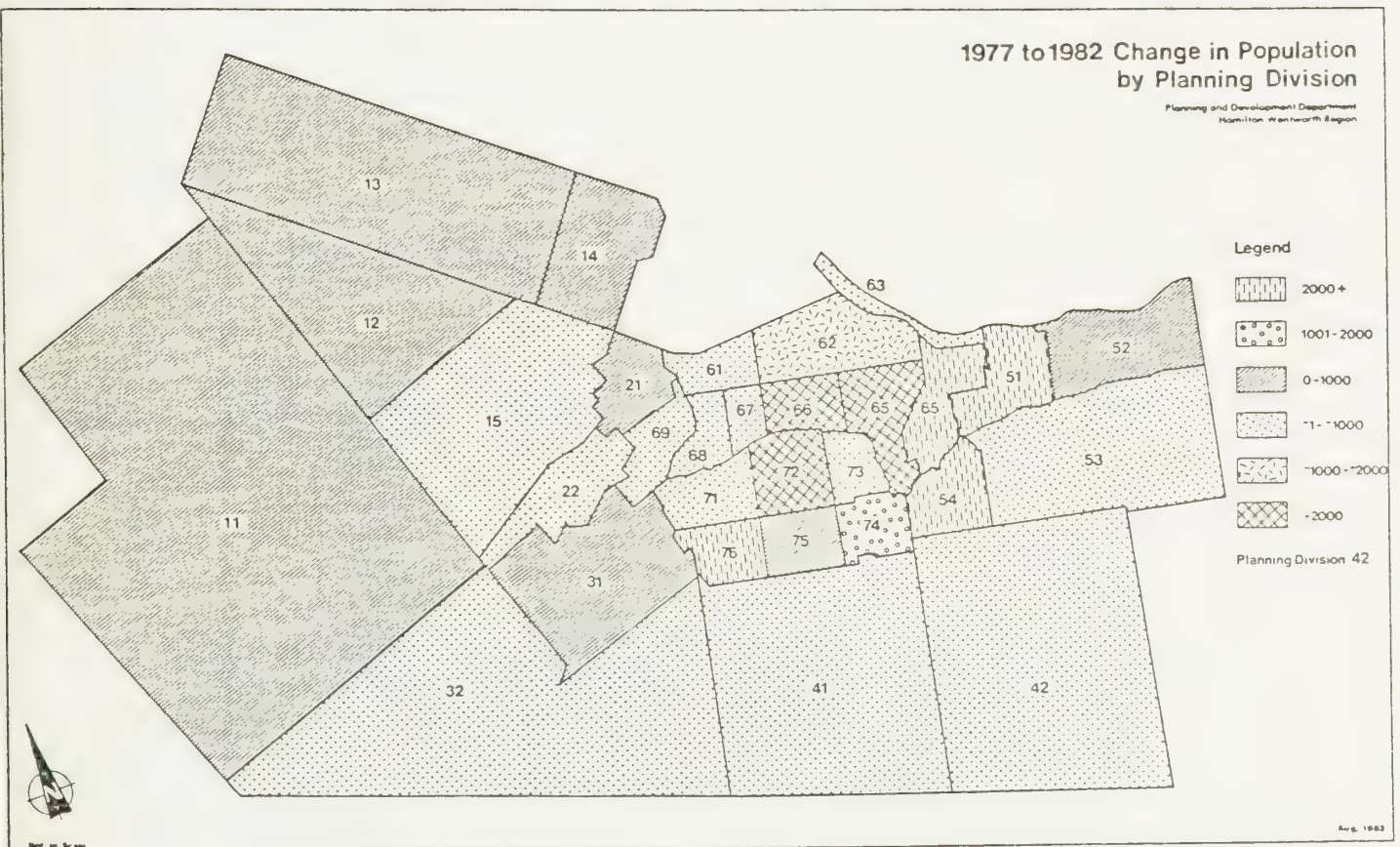
A detailed historical age group breakdown is shown in Appendix A-2.

## 2.5 Regional Population by Planning Division

Map 2.1 shows the change in population in the last five years by planning division. The map shows that the majority population growth in the Region has taken place on the edge of the developed core; in the east (East Hamilton and Stoney Creek) and in the south (south Hamilton Mountain).

Decreases in population have occurred in the "developed" urban areas, such as much of lower Hamilton, north Hamilton Mountain and south Dundas as well as in peripheral rural areas. These decreases in population are mainly due to decreasing household size as discussed in Section 2.5 of this report.

Map 2.1



Source: Assessment

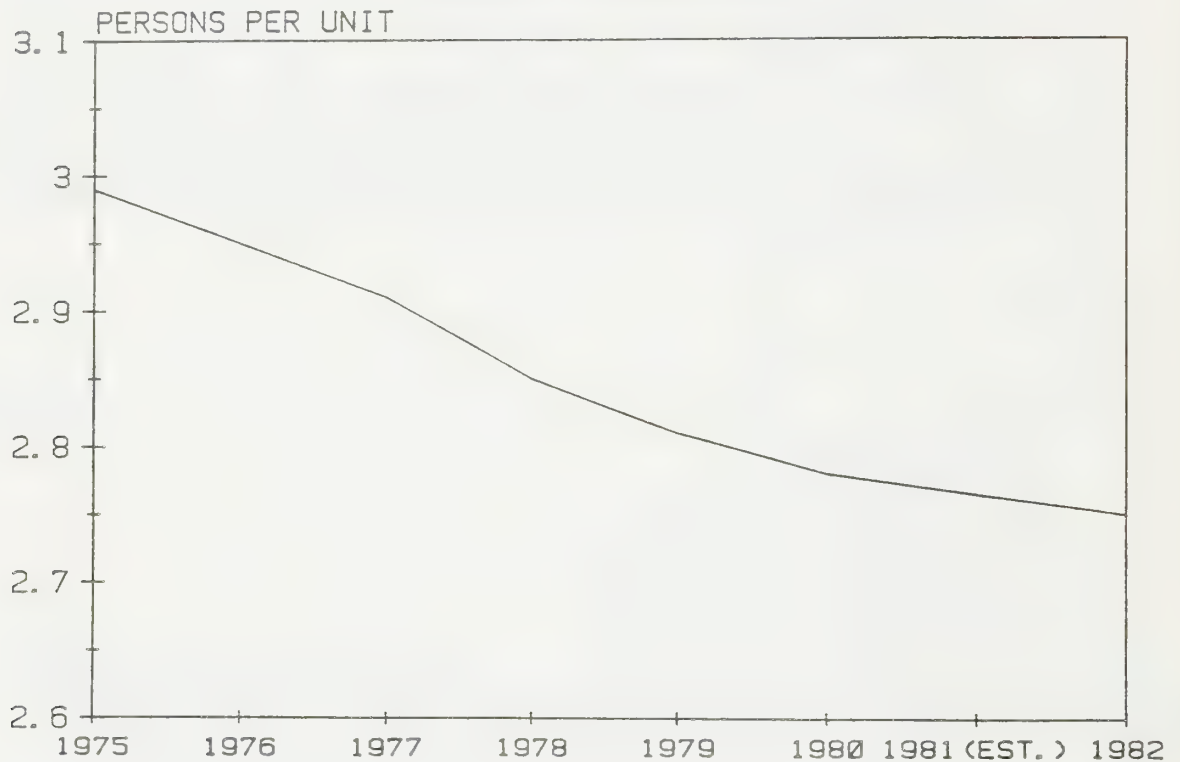
## 2.6 Persons per Occupied Dwelling Unit

Figure 2.6 shows the number of persons per occupied dwelling unit over the seven-year period from 1976 - 1982.

Figure 2.6

### PERSONS PER OCCUPIED DWELLING UNIT - REGION

SOURCE: ASSESSMENT

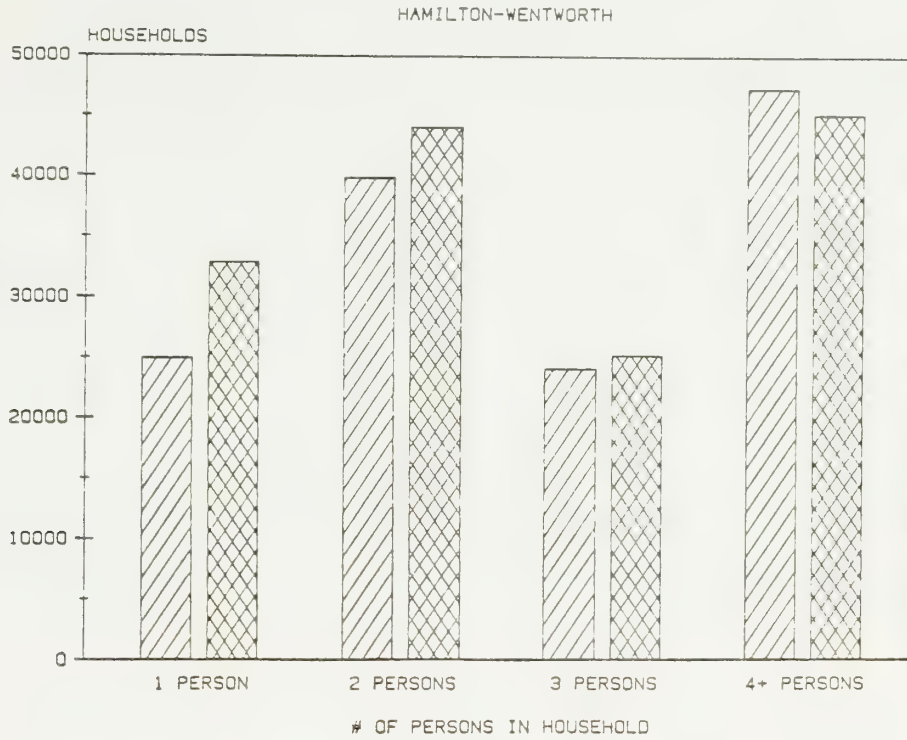


The graph shows that the Region is continuing to experience a decline in the number of persons per dwelling unit (1982 - 2.75). The actual persons per dwelling unit rate experienced is in keeping with the rate projected in the Regional Housing Statement Update. The rate is continuing to decline due to the lower number of children, more people in the over 55 years of age group and an increase in single person households.



Figure 2.7

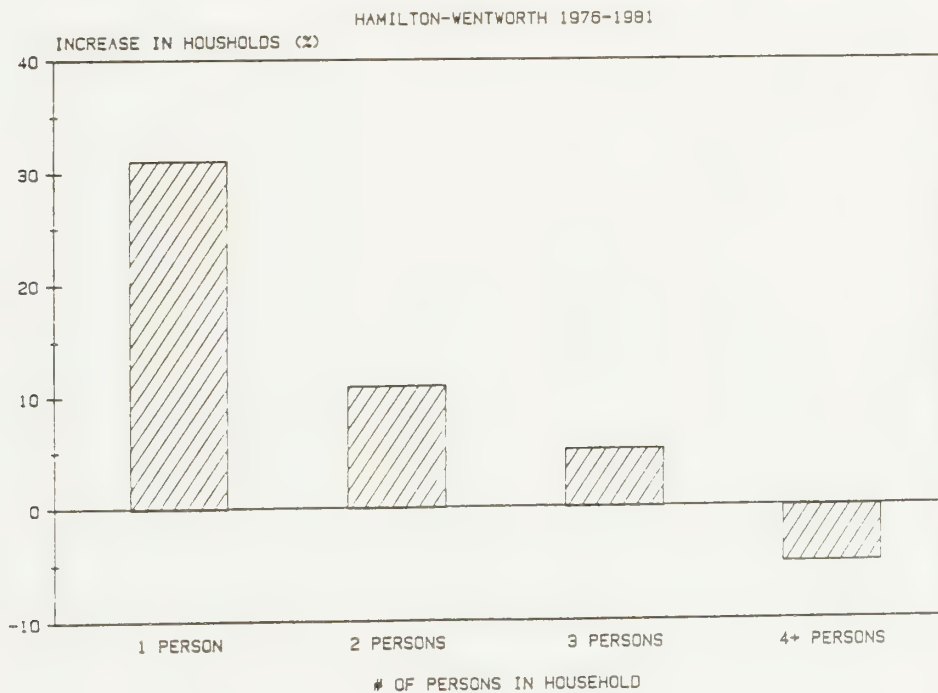
NUMBER OF HOUSEHOLDS BY SIZE



Source: Statistics Canada, Census of Canada 1976, 1981

Figure 2.8

INCREASE IN HOUSEHOLDS BY SIZE



Source: Statistics Canada, Census of Canada 1976, 1981

Figure 2.7 shows the number of households by size in the Region from 1976 and 1981. Figure 2.8 shows the proportional increases in households by size from 1976 to 1981. The two charts clearly show the large increase in single person households in the Region. Single person households grew at a rate of almost three times the next highest category.

This trend towards smaller households has resulted in a demand for housing units greater than would be anticipated given the Region's modest population growth.

## 2.7 Conclusion - Population

The population trends indicate a continued modest population growth in the Region, although the Regional growth rate is rising. A continued decline in the average household size and an increase in the number of persons in the active family formation age groups will result in a continued demand for housing (particularly smaller rental units) in the short term.

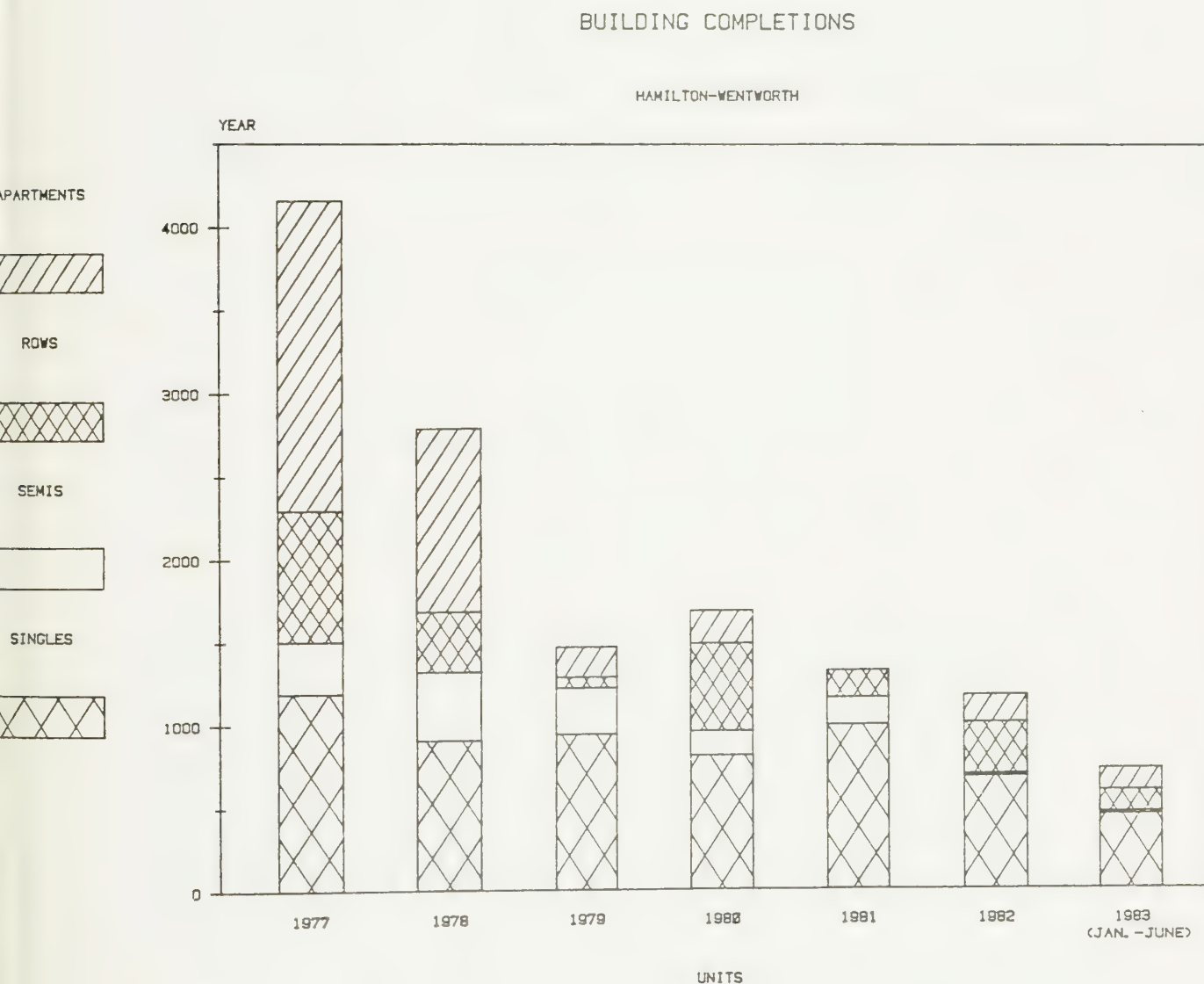
### 3.0 HOUSING PRODUCTION

#### 3.1 Housing Production by Type

The new established average annual target for the Region is 2,900 housing units. Table 3.1 shows the estimated required mix of these new units.

As shown in Figure 3.1, a total of 1,176 new housing units became available for occupancy in 1982. In 1983, 723 new housing units became available. The total number of new housing units completed in 1981 was 1,325.

Figure 3.1



Source: Canada Mortgage and Housing Corporation





Table 3.1

1982 PRODUCTION OF HOUSING UNITS

HAMILTON-WENTWORTH

<u>Estimated Annual Unit Type</u>	<u>New Housing Units Target</u>	<u>Completed in 1982*</u>	<u>Completed Jan.-June 1983*</u>
Single Family	1,508 (52%)	673 (57%)	451 (62%)
Semi-detached	145 (5%)	15 (1%)	8 (1%)
Row	203 (7%)	326 (28%)	144 (44%)
<u>Apartment</u>	<u>1,044 (36%)</u>	<u>162 (14%)</u>	<u>120 (17%)</u>
Total	2,900 (100%)	1,176 (100%)	723 (100%)**

\*Source: Canada Mortgage and Housing Corporation

\*\*Note: 699 Total completions January - June 1982

As shown in Table 3.1, the total new housing units completed in 1982 was considerably different from the housing targets. However, the annual target is an average annual requirement. The annual number of completions is expected to vary depending on market conditions. In 1982, due to a depressed economy and high mortgage rates, the housing market was slow and as a result, the construction of new residential units has been suppressed. If the mortgage and interest rates continue to decline, and the economy improves, the production of new units is expected to increase in light of increased demand for new housing units.

The number of apartment units completed in 1982 and the first half of 1983 was considerably less than the target figure. Rent controls, relatively low rents and uncertain interest rates have contributed to the low number of apartment completions. In 1983, all of the apartment units constructed were assisted units funded by public programs.

### 3.2 Existing Housing Stock

The 1982 inventory of housing units in the Region is shown in Table 3.3. The table shows that the City of Hamilton and the Towns of Dundas and Stoney Creek offer a complete range of housing types, while the other Area Municipalities contain mainly single family homes.

TABLE 3.3

#### REGIONAL HOUSING DISTRIBUTION - 1982

MUNICIPALITY	SINGLES		SEMIS		ROW		APARTMENTS		OTHER		TOTAL
ANCASTER	4,581	96%	39	1%	53	1%	46	1%	37	1%	4,756
DUNDAS	4,756	69%	38	1%	357	5%	1,752	25%	14	0%	6,917
FLAMBOROUGH	6,870	88%	37	0%	57	1%	670	9%	206	3%	7,840
GLANBROOK	2,876	97%	18	1%	0	0%	56	2%	6	0%	2,956
HAMILTON	57,703	48%	4,476	4%	6,767	6%	51,260	42%	455	0%	120,661
STONEY CREEK	8,997	72%	414	3%	451	4%	2,331	19%	340	3%	12,533
TOTAL REGION	85,783	55%	5,022	3%	7,685	5%	56,115	36%	1,058	1%	155,663

Source: Wentworth Regional Assessment, Ministry of Revenue

### 3.3 Conclusions - Housing Production

In 1982, the production of new residential units was 40% less than the housing targets. The figures for the first half of 1983 also indicate that production will be considerably less than the target. In particular, the construction of apartment units has been substantially below the estimated requirements.

#### 4.0 RESIDENTIAL LOT INVENTORY

The majority of residential land available for development, particularly for single family and semi-detached homes, is within plans of subdivision, although there is additional potential for residential development via severances. In most cases, the construction of row and apartment units occurs on existing blocks of lands where appropriate Official Plan designations and zonings are in place. These lands are not part of this inventory due to the lack of available information. Significant opportunity for this type of development presently exists in the Region.

##### 4.1 Plans of Subdivision

Plans of subdivision go through a three stage process before they are ready to be developed. The plans are submitted for consideration, then draft approved with conditions, and are finally registered when conditions are met.

As shown in Table 4.1, in 1982 there was a total of 373 lots registered in plans of subdivision, of which (87%) were lots for singles. As of June 30, a total of 286 lots were registered in 1983, of which 82% were lots for singles.

Table 4.1

#### LOTS AND UNITS IN BLOCKS WITHIN PLANS OF SUBDIVISION

##### PROCESSED DURING

January 1 to December 31, 1982/

January 1 to June 30, 1983

	<u>REGISTERED</u>	<u>DRAFT APPROVED</u>	<u>UNDER CONSIDERATION</u>
Single	323/234	660/244	571/491
Semi	0/52	0/0	64/86
Row	55/10	129/0	50/151
Apartment	0/0	0/0	0/403
Total	373/286	789/244	685/1,045

Source: Hamilton-Wentworth Planning and Development Department,  
Development Division

As shown in Table 4.2 as of June 30, 1983, there were a total of 5,558 lots in all draft approved plans of subdivision compared to 5,602 in December 31, 1982 and 7,242 in December 31, 1981. During the final half of 1983, 244 lots were draft approved compared to 789 lots in all of 1982.





There was a total of 3,752 lots in plans of subdivision under consideration as of June 30, 1983 compared to 3,040 lots in December 31, 1982. From January 1 to June 30, 1983, 1,045 lots were in plans submitted for consideration which is significantly higher than the 685 lots submitted from January 1 to December 31, 1982.

#### 4.2 Vacant Lots in Registered Plans

In 1981, a new system to monitor the available lots within registered plans of subdivision was established. Using registered plans and Canada Mortgage and Housing Corporation completion reports, the number of vacant lots in registered plans of subdivision can be calculated. Since the majority of new single family and semi-detached units are built within plans of subdivision, the supply of vacant lots is important in meeting annual unit requirements.

Table 4.2 shows that, based on the target of a three year short term supply, there is an adequate supply of vacant lots existing within the Region. Although it appears that there is a shortfall of vacant land for apartment construction, sufficient land exists in lands outside of newly registered or submitted plans.

There is an excess supply of lots for semi-detached units in the Region. Compared to the target of 145 units, there is an ten year supply of lots for semis.

Table 4.2

#### VACANT LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION

AS OF JUNE 30, 1983

<u>UNIT MIX</u>	<u>VACANT LOTS IN ALL REGISTERED PLANS*</u>	<u>LOTS IN ALL DRAFT APPROVED PLANS**</u>	<u>TOTAL SUPPLY</u>	<u>ANNUAL TARGET</u>	<u>YEARS OF SUPPLY</u>
Single	1,755	3,381	5,136	1,508	3.4
Semi	209	1,279	1,488	145	10.3
Row	639	378	1,017	203	5.0
Apartments	<u>323</u>	<u>518</u>	<u>841</u>	<u>1,044</u>	<u>0.8</u>
Total	2,926	5,501	8,427	2,900	2.9

Source: Hamilton-Wentworth Planning and Development Department.

\* April

\*\*June

As of June 1983, there was a total of 2,926 vacant lots within registered plans of subdivision, of which 67% was for singles and semis. As shown in Table 4.5, considerable numbers of lots remain vacant for years after registration until market conditions warrant development.

TABLE 4.5

LOTS PRESENTLY VACANT BY DWELLING TYPE IN PLANS OF SUBDIVISION BY YEAR  
OF REGISTRATION - HAMILTON-WENTWORTH REGION

HOUSING MIX	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983 (April)	TOTAL
SINGLE	6	39	75	222	50	96	393	466	250	158	1,755
SEMI	0	0	26	37	20	2	93	31	0	0	209
ROW	0	0	322	72	75	0	24	96	50	0	639
APARTMENTS	0	0	0	0	0	100	132	0	0	0	323
TOTAL	6	39	423	331	145	198	642	593	300	158	2,926
TOTAL REGISTERED IN YEAR	526	2,430	1,754	1,642	1,214	753	992	947	328	158	10,732
% VACANT	1%	2%	24%	20%	12%	26%	65%	62%	91%	100%	27%

SOURCE: Hamilton-Wentworth Planning and Development Department.

#### 4.3 Severances

During 1982, there were 268 lots created through severances. In the first half of 1983, 97 lots were created by severances. Table A.16 in the Appendix shows the historical number of severances by area municipality.

#### 4.4 Conclusions - Residential Lot Inventory

As of June 30, 1983, there is a potential for 8,484 units available for single family, semi-detached and row homes, and apartments in the Region in registered and draft approved plans of subdivision. In light of the newly established housing targets, this is three years supply of lots (units). There is approximately a four year supply of lots available for units other than apartments.

The number of lots for semi detached dwellings is considerably higher than estimated requirements.

Based on the average number of dwelling unit completions over the last five years (1,595), there is a five year supply of lots available.

Although the supply of lots has recently declined, the excess of approvals over the calculated requirements suggests there is a possibility of the premature commitment of additional land for residential purposes.



## 5.0 HOUSING COSTS

Although actual housing costs have only experienced a minimal increase, the cost of home ownership has become unstable due to volatile changes in mortgage rates.

### 5.1 House Prices

Table 5.1 compares the prices of homes in Hamilton-Wentworth with other Ontario municipalities. The average market value of two sample houses were used as an illustration.

House 1 is a three bedroom, brick bungalow, of 1,200 square feet and is located on a 5,500 square foot serviced lot. House 1 rose \$1,000 (1.6%) from 1981 to 1982, although the average price of the sampled municipalities actually fell by \$4,059 (-5.1%) during the same period. By July 1983, the price of House 1 in the Region had remained the same but the average price of the sampled municipalities rose by 5.8%.

Table 5.1

COMPARISON OF HOUSING PRICES IN  
HAMILTON-WENTWORTH AND OTHER REGIONS

<u>REGION OR COUNTY</u>	<u>SAMPLE MUNICIPALITY</u>	<u>1981 HOUSE 1</u>		<u>1982 HOUSE 1</u>		<u>1983 HOUSE 1</u>	
		<u>COST (\$)</u>	<u>RANK</u>	<u>COST (\$)</u>	<u>RANK</u>	<u>COST (\$)</u>	<u>RANK</u>
HAMILTON-WENTWORTH	HAMILTON	62,000	8	63,000	8	63,000	8
HALTON	BURLINGTON	77,000	3	75,000	4	79,000	4
WELLINGTON	GUELPH	63,900	7	63,900	7	68,000	7
WATERLOO	KITCHENER	66,000	6	65,275	6	72,000	5
MIDDLESEX	LONDON	70,300	5	66,500	5	70,500	6
PEEL	MISSISSAUGA	101,850	2	95,000	2	96,500	2
OTTAWA-CARLETON	OTTAWA	75,000	4	79,500	3	94,800	3
NIAGARA	ST. CATHARINES	58,500	9	57,000	9	57,000	9
<u>TORONTO</u>	<u>(CENTRAL)</u>	<u>135,000</u>	<u>1</u>	<u>107,500</u>	<u>1</u>	<u>112,000</u>	<u>1</u>
AVERAGE		78,850		74,791		79,200	

Source: Royal Trust, Survey of House Prices, October 1981, 1982 & July, 1983.















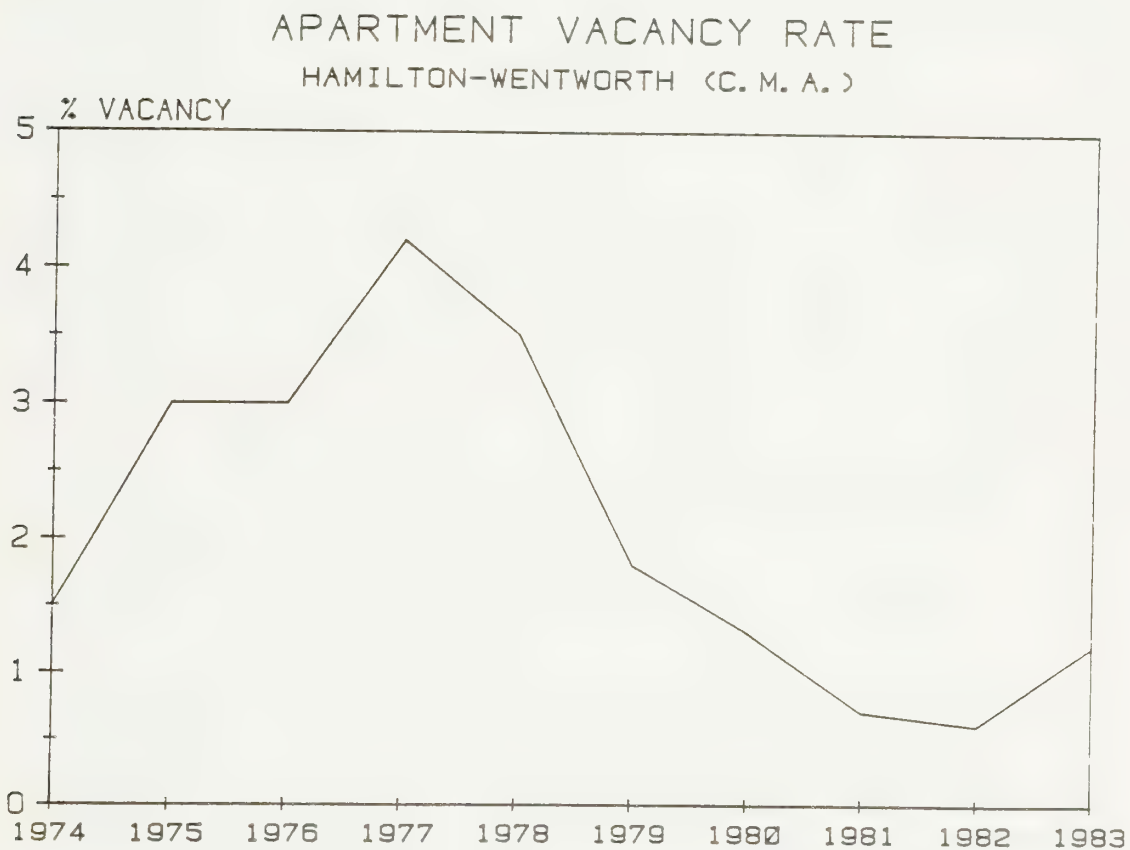
## 7.0 THE APARTMENT SECTOR

As of June 30 1983, 120 apartment units were completed in 1983 compared to 162 units completed in all of 1982.

### 7.1 Apartment Vacancy Rates

As of April, 1983, the vacancy rate for apartments in buildings with six or more units in the Hamilton Census Metropolitan Area was 1.2%. This rate is an improvement over the rates recorded in the past two years, although it is still lower than the "acceptable" rate of 2% (Figure 7.1). Federal and Provincial Government programs offering loans and grants to new home buyers may have contributed to the recent rise in vacancy rates by moving households from rental accommodation to privately owned units. Since few new apartments are being constructed, vacancy rates may fall as demand takes up the current supply and as government stimulation programs end.

Figure 7.1



Source: Canada Mortgage and Housing Corporation, Apartment Vacancy Surveys, October, except April, 1983.

In April of 1983, vacancy rates in all of the area municipalities except Hamilton were very low (less than one-half of a percent). However, apartment units in these municipalities represent only 8.4% of the Regional inventory of apartments. The City of Hamilton, which had a 1.5% vacancy rate, contains the bulk (91.6%) of the Region's apartment units. Although the relatively higher vacancy rates in Hamilton helps to satisfy some of the Regional demand, it restricts the choice of those wishing apartment accommodation.

## 7.2 Cost of Rental Accommodation

Table 7.1 shows the average rent paid for various apartment units in Hamilton-Wentworth.

Table 7.1

<u>AVERAGE RENTS</u>					
<u>HAMILTON-WENTWORTH*</u>					
<u>APARTMENT TYPE</u>	<u>1981</u>	<u>1982</u>	<u>% INCREASE</u>	<u>1983</u>	<u>% INCREASE**</u>
Bachelor	\$190	\$205	7.9	\$214	8.8
One Bedroom	\$241	\$261	8.3	\$270	6.9
Two Bedrooms	\$291	\$315	8.2	\$325	6.3
Three or More Bedrooms	\$396	\$386	8.9	\$403	8.8

\*Includes Grimsby

Source: Canada Mortgage and Housing Corporation,  
Rental Apartment Vacancy Surveys, October.

\*Factored to produce an annual increase.

The rental increases experienced in the Region from 1981 to 1982 are well below the increase of 10.8% in the total consumer price index, as well as the 12.5% increase in the housing component of the C.P.I. and the 8.9% increase in the rental housing component of the C.P.I.

The rental increases experienced in the first half of 1983 are closer to the increases of 6.6% in the total consumer price index, the 7.0% increase in the housing component of the C.P.I. and the 7.3% increase in the rental housing component of the C.P.I.

Table 7.2

AVERAGE RENTS FOR TWO BEDROOM APARTMENTS (\$)

<u>MUNICIPALITY</u>	<u>1981</u>	<u>1982</u>	<u>APRIL 1983</u>	<u>% INCREASE 1981-1982</u>	<u>% INCREASE 1982-1983*</u>
Ancaster ) Flamborough) Glanbrook )	292	310	318	6.1	5.1
Dundas	343	362	372	5.5	5.5
Hamilton	289	314	323	8.7	5.7
Stoney Creek	267	290	305	8.6	10.3

Source: Canada Mortgage and Housing Corporation

\* Factored to produce an annual increase.

Generally, the rents for two bedroom apartments are increasing at a relatively constant rate, and in 1983, less than the rate permitted by rent control (6%) except in Stoney Creek.

Table 7.3 compares the rental costs of a two bedroom apartment in Hamilton-Wentworth with other Ontario Municipalities. The table clearly shows that rental accommodation in Hamilton is less expensive than in other major urban centres in Ontario.

Table 7.3

COMPARISON OF AVERAGE RENTS FOR TWO BEDROOM APARTMENTS  
IN HAMILTON-WENTWORTH AND OTHER REGIONS

<u>REGION OR COUNTY</u>	<u>SAMPLE MUNICIPALITY</u>	<u>AVERAGE RENT</u>	<u>RANK</u>	<u>VACANCY RATE</u>
HAMILTON-WENTWORTH	HAMILTON	\$323	9	1.5%
HALTON	BURLINGTON	\$366	4	0.8%
WELLINGTON	GUELPH	\$363	5	1.9%
WATERLOO	KITCHENER	\$333	8	2.2%
MIDDLESEX	LONDON	\$359	6	3.3%
PEEL	MISSISSAUGA	\$446	2	3.1%
OTTAWA-CARLETON	OTTAWA	\$434	3	0.3%
NIAGARA	ST. CATHARINES	\$341	7	3.3%
METRO TORONTO	TORONTO	\$482	1	1.1%
AVERAGE		\$383		1.9%

Source: Canada Mortgage and Housing Corporation, April 1983.

### 7.3 Condominium Conversions

On September 6, 1983, Regional Council adopted Amendment No. 6 to the Official Plan of the Hamilton-Wentworth Planning Area. The ammendment added the following policies to the Regional Official Plan:

#### Policy 8.14

"To consider the conversion of rental housing in projects with six or more units to condominium or equity cooperative tenure as premature and not in the public interest unless the rental vacancy rate in the Area Municipality in which the conversion is proposed exceed 2%. Further, no conversion will be allowed which will lower the vacancy rate below 2%".

#### Policy 8.15

"To encourage Area Municipalities to establish appropriate guidelines to evaluate condominium and equity cooperative conversions once the vacancy rate exceeds 2%".

The vacancy rate for projects with six or more units in April 1983, by municipality is shown in Table A.17 in the Appendix. As of April, the vacancy rate in all of the Area Municipalities was less than 2%. Therefore, no conversions of rental housing with 6 or more units to condominium or equity cooperative tenure will be considered at this time.

The Central Mortgage and Housing Corporation will be conducting a vacancy survey again in October of 1983. The results of this survey are normally available in November.

### 7.4 Conclusions - The Apartment Sector

Although the recent rise in apartment vacancy rates is encouraging, the low rate of new apartment construction and the continued demand for rental accommodation may once again lower vacancy rates as government programs to stimulate home ownership have ended.

The shortage of apartment units may have contributed to the increases in rents in recent years. If rents continue to rise, new apartment construction could be stimulated. However, at the present time, due to rent review regulations, and the high cost of land, the construction of new apartment buildings remains uneconomical.

There is little the Region can do to encourage new apartment construction; a more than adequate supply of sites for new rental buildings already exists in the Region.

Although rents continue to rise, rents in the Region remain relatively inexpensive, particularly when compared to rents in other municipalities in the Province, and the costs of home ownership (Section 5.0).

At the present time, no conversions of rental housing in projects with six or more units will be considered in any of the Area Municipalities in the Region.





## 8.0 ASSISTED HOUSING

The field of assisted housing is complicated due to the variety of agencies and programs involved. All levels of government, as well as a number of private agencies, play some sort of role in the provision of assisted housing.

### 8.1 Inventory of Existing Stock

Table 8.1 shows the number of subsidized housing units provided and administered through a number of existing programs.

The figures in this table are different from those provided in previous years due to the inclusion of "low market rent" units in the "private non-profit" and "limited dividend" programs that were formerly excluded. Amended 1981 figures are also provided for comparison purposes.

"Low market rent" units are units in which the rent is set at the lower end of rents typically received by similar private open market units in similar areas. Approximately 15% of the limited dividend units, 75% of the senior private non-profit units, and 85% of the family private non-profit units are low market rent units. The remainder of the units are rent geared-to income.

In 1982, there was a net increase of 300 units to the inventory. Of the 369 units in projects that received commitments by Canada Mortgage and Housing Corporation in 1982; 125 were cooperative units, 110 were non-profit units for seniors and 134 were non-profit units for families. These new projects will contain both rent geared-to-income and market rent units.

In addition to the programs listed, the Township of Glanbrook has indicated a municipal non-profit housing program that will be in operation by the end of 1983.

In the next several years, the number of units currently available under the rent supplement program, will be lost as they are reverted back to the private market.

Under the Rent Supplement Program, private landlords are subsidized by the Federal and Provincial Governments to make available rental accommodation to low income families on a rent geared-to-income basis. Up to 25% of the units in a project may be designated as Rent Supplement Units. Under the program, the landlord requests funding from the Ministry of Municipal Affairs and Housing for rent supplement units. The landlord will be paid the difference between the reduced rent and the full rent by the Province. This agreement becomes void if the building is sold.

Table 8.1

1981/1982 INVENTORY OF SUBSIDIZED UNITS

HAMILTON-WENTWORTH

<u>PROGRAM</u>	<u>FAMILIES</u>		<u>SENIORS</u>		<u>HANDICAPPED*</u>		<u>TOTAL</u>	
	<u>1981</u>	<u>1982</u>	<u>1981</u>	<u>1982</u>	<u>1981</u>	<u>1982</u>	<u>1981</u>	<u>1982</u>
Ontario Housing Corporation	2,000	2,000	3,127	3,127	36	36	5,163	5,163
Rent Supplement	244	232	252	60	3	175	499	467
Private Non-Profit	1,151	1,193	1,056	1,261	0	0	2,247	2,454
Limited Dividend	1,273	1,273	0	0	0	0	1,273	1,273
<u>Co-Op</u>	<u>372</u>	<u>497</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>372</u>	<u>497</u>
TOTAL	5,040	5,195	4,435	4,448	39	211	9,554	9,854

\*Note: Due to a definitional change, all units occupied by "handicapped" persons have been included in the 1982 handicapped unit figures. However, of the total handicapped units, only 21 of the O.H.C. units and 2 of the rent supplement units are specifically modified for the handicapped.

Source: Ontario Housing Corporation, Hamilton-Wentworth Housing Authority, Canada Mortgage and Housing Corporation and Social Planning and Research Council.

In the mid-seventies, when the vacancy rate was high, landlords used this program to fill their buildings. Now that the vacancy rate is low, landlords can fill their buildings without any problems and are opting out of the program. There are few new buildings where landlords would find it desirable to participate in the program.

At the present time, we are aware of 172 units of the present total of 467 rent supplement units that will be lost from the inventory in the near future. At the end of 1983, 38 units will be returned to the private market followed by 39 at the end of 1984 and 33 at the end of 1985. In addition, a further 47 units will be withdrawn from the program as they are vacated by their present tenants.

### 8.3 Need for Assisted Housing

With uncertain mortgage rates, relatively low vacancy rates, high unemployment and rising rents, it is becoming increasingly difficult for households to find affordable housing. As of June, 1983, there was a total of 1,035 names on the Hamilton-Wentworth Housing Authority's waiting list for households requesting assisted housing. This total is broken down as follows:

Table 8.2

#### APPLICANTS ON WAITING LISTS FOR ASSISTED HOUSING

	<u>DECEMBER 1981</u>	<u>DECEMBER 1982</u>	<u>JUNE 1983</u>
Seniors	140	180	92
Families	450	777	841
Handicapped	<u>139</u>	<u>123</u>	<u>102</u>
TOTAL	729	1,080	1,035

Source: Hamilton-Wentworth Housing Authority

Although the Housing Authority waiting lists are not accurate indicators of need, they do reflect the magnitude of the need for housing assistance. The large increase in families on the waiting list since 1981 clearly shows that the provision of additional family units is a priority.

This figure is only an indicator of the magnitude of need. A survey would have to be undertaken to determine the exact extent of need. As part of the City of Hamilton Housing Statement Update, a survey of the demand for assisted housing in the City was initiated in 1982. The Survey was designed by the Ministry of Municipal Affairs and Housing to identify the interest of City households in both rent geared-to-income and market rent units. The results of a sample of 1,224 households questionnaires received were factored to determine the demand for assisted units for the entire City. In addition, a housing market analysis was undertaken to estimate the effect of present conditions on the demand for assisted housing.

It was estimated that a total of 556 additional non-profit units for families are required in the City by 1985. Of these units, 139 should be rent geared-to-income units. These units would be in addition to the estimated 500 private non-profit units expected to come on stream in the City through C.M.H.C. allocations. The need for assisted senior citizen units was estimated to already have been met. This survey is a more accurate measure of the need for assisted housing however, it only applies to the City of Hamilton.

#### 8.4 Regional Shelter Assistance

In addition to the assisted housing programs, other programs exist to provide funds for shelter assistance. In January 1983, some 2,984 Shelter Shortfall Allowance cheques worth \$155,890 , were issued to recipients of General Welfare Allowance by the Regional Department of Social Services. The Shelter Shortfall Allowance cheques provide up to a maximum of \$125 per family, depending on household make-up, rents and heating costs. This sum is subsidized 20% by the Region.

In addition, there is a newly implemented Supplementary Shelter Allowance program for the recipients of Family Benefit Allowances, administered by the Provincial Ministry of Community and Social Services. The shelter allowances are part of the F.B.A. cheques and vary according to household characteristics, rents paid, and heating costs.



## 8.5 Conclusions - Assisted Housing

The new additions to the assisted housing inventory in 1982 are not meeting the demand for assisted units. It appears that the demand for senior units has been largely met and that the provision of assisted family units must be a priority.

The number of households potentially in need of assistance in the Region is substantial. The large increase in the number of families on the Housing Authority's waiting list and the results of the City of Hamilton's housing needs survey indicate a significant demand for assisted units.

The actual and anticipated loss of rent supplement units has and will reduce the supply of assisted housing in the Region. These losses should be replaced through increased allocations of private non-profit units.



# APPENDICES



## APPENDICES

Table A.1	Population History by Municipality, 1977-1982
Table A.2	Population History by Age Cohort, Hamilton-Wentworth Region, 1977-1982
Table A.3	Persons per Occupied Dwelling Units, 1976-1982
Table A.4	Dwelling Unit Building Permits, 1982, 1983
Table A.5	Construction Activity - Starts and Under Construction, 1982
Table A.6	Construction Activity - Starts and Under Construction, 1983
Table A.7	Dwelling Unit Completions, 1982, 1983
Table A.8	Building Activity - Completions, 1976-1983
Table A.9	Dwelling Unit Demolition Permits, 1982, 1983
Table A.10	Net Building Activity, 1982, 1983
Table A.11	Registered Lots and Units in Blocks in Registered Plans of Subdivision, 1982
Table A.12	Registered Lots and Units in Blocks in Registered Plans of Subdivision, 1983
Table A.13	Vacant Lots and Units in Blocks in Registered Plans of Subdivision, 1982, 1983
Table A.14	Residential Lots and Units in Blocks in Plans of Subdivision Draft Approved and Under Consideration by Municipality, 1982
Table A.15	Residential Lots and Units in Blocks in Plans of Subdivision Draft Approved and Under Consideration by Municipality, 1983
Table A.16	Residential Lots Created by Land Severance, 1974-1983
Table A.17	Vacancy Rate by Municipality, 1982, 1983
Table A.18	Condominium Activity - New Units, 1982
Table A.19	Condominium Activity - New Units, 1983
Table A.20	Condominium Activity - Conversions, 1982
Table A.21	Condominium Activity - Conversions, 1983
Table A.22	Inventory of Assisted Housing Units, 1982
Table A.23	Applicants on the Hamilton-Wentworth Housing Authority Waiting List, 1982, 1983





TABLE A.1

POPULATION HISTORY BY MUNICIPALITY

<u>MUNICIPALITY</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
ANCASTER	14,126	14,111	14,190	14,361	14,780
DUNDAS	19,281	19,096	19,194	19,507	19,689
FLAMBOROUGH	23,853	23,885	23,975	24,184	24,610
GLANBROOK	10,034	9,924	9,910	9,721	9,549
HAMILTON*	313,529	309,010	308,457	306,853	308,402
STONEY CREEK	32,200	32,922	34,610	35,877	37,613
<hr/>					
REGION*	413,023	408,948	410,336	410,503	414,643

Source: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development, Regional Planning Division, December figures.

\*Figures for Hamilton and the Region have been adjusted to correct a miscount of the student population which has occurred in past years.

TABLE A.2

POPULATION HISTORY BY AGE COHORT  
HAMILTON-WENTWORTH REGION

<u>AGE GROUP</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
Under 15	90,701	86,710	83,707	81,715	79,615
15 - 24	78,173	76,877	75,986	76,169	75,218
25 - 34	60,755	60,755	61,764	63,056	63,938
35 - 44	44,624	44,699	44,923	45,152	48,611
45 - 54	48,873	47,806	46,642	45,521	43,712
55 - 64	38,096	39,057	39,956	41,125	43,419
65+	40,669	41,365	43,050	43,877	45,228
SUB TOTAL	401,891	397,269	396,028	396,615	399,741
AGE UNKNOWN	9,910	10,251	12,200	13,888	14,902
TOTAL	411,801	407,520	408,228	410,503	414,643

Source: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development Department, Regional Planning Division.

TABLE A.3

PERSONS PER OCCUPIED DWELLING UNIT

<u>MUNICIPALITY</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1982</u>
ANCASTER	3.5	3.4	3.3	3.2	3.2	3.2
DUNDAS	3.2	3.1	3.0	3.0	2.9	2.9
FLAMBOROUGH	3.4	3.4	3.3	3.3	3.2	3.2
GLANBROOK	3.6	3.5	3.5	3.4	3.3	3.3
HAMILTON	2.9	2.8	2.8	2.7	2.7	2.6
STONEY CREEK	3.2	3.2	3.1	3.1	3.1	3.1
<hr/>						
TOTAL REGION	3.0	2.9	2.9	2.8	2.8	2.8

Source: Census Enumeration, Wentworth Regional Assessment,  
Ministry of Revenue

DWELLING UNIT BUILDING PERMITS

January 1 to December 31, 1982  
January 1 to June 30, 1983

<u>MUNICIPALITY</u>	<u>SINGLES</u>		<u>SEMS</u>		<u>ROW &amp; APARTMENTS</u>		<u>TOTAL</u>	
	<u>June 30</u>		<u>June 30</u>		<u>June 30</u>		<u>June 30</u>	
	<u>1982</u>	<u>1983</u>	<u>1982</u>	<u>1983</u>	<u>1982</u>	<u>1983</u>	<u>1982</u>	<u>1983</u>
ANCASTER	115	122	0	0	0	30	115	152
DUNDAS	62	35	0	0	4	50	66	85
FLAMBOROUGH	80	76	0	0	0	0	80	76
GLANBROOK	15	7	0	0	0	31	15	38
HAMILTON	307	329	61	2	488	325	856	656
STONEY CREEK	140	180	78	116	0	41	218	337
REGION	719	749	139	118	492	477	1,350	1,344

SOURCE: Canada Mortgage and Housing Corporation



CONSTRUCTION ACTIVITY - STARTS AND UNDER CONSTRUCTION

JANUARY 1 TO DECEMBER 31, 1982

<u>Municipality</u>	<u>STARTS</u>		<u>Row</u>	<u>Apt</u>	<u>TOTAL</u>	<u>UNDER CONSTRUCTION (Dec. 31, 1982)</u>			
	<u>Single</u>	<u>Semi</u>				<u>Single</u>	<u>Semi</u>	<u>Row</u>	<u>Apt</u> <u>TOTAL</u>
ANCASTER	117	0	0	0	117	45	0	0	45
DUNDAS	59	0	4	0	63	34	0	4	38
FLAMBOROUGH	75	0	0	0	75	41	0	0	41
GLANBROOK	15	0	0	0	15	10	0	0	10
HAMILTON	280	6	342	120	748	86	6	140	352
STONEY CREEK	195	0	0	0	195	84	0	0	84
REGION	741	6	346	120	1,213	300	6	144	570
% OF TOTAL	61	0	28	10	100	53	1	25	100

Source: Canada Mortgage and Housing Corporation

## CONSTRUCTION ACTIVITY - STARTS AND UNDER CONSTRUCTION

JANUARY 1 TO JUNE 30, 1983

<u>Municipality</u>	<u>STARTS</u>			<u>UNDER CONSTRUCTION (June 30, 1983)</u>				<u>TOTAL</u>		
	<u>Single</u>	<u>Semi</u>	<u>Row</u>	<u>Apt</u>	<u>TOTAL</u>	<u>Single</u>	<u>Semi</u>		<u>Row</u>	<u>Apt</u>
ANCASTER	97	0	0	0	127	83	0	0	30	113
DUNDAS	35	0	0	30	73	35	0	0	38	73
FLAMBOROUGH	79	0	0	38	79	71	0	0	31	71
GLANBROOK	6	0	0	31	37	9	0	0	0	40
HAMILTON	316	0	79	360	755	239	0	79	360	678
STONEY CREEK	284	42	0	0	326	230	40	0	0	270
REGION	817	42	79	421	1,397	667	40	79	421	1,245
% OF TOTAL	58	3	6	30	100	54	3	6	2	100

SOURCE: Canada Mortgage and Housing Corporation

TABLE A.7

DWELLING UNIT COMPLETIONS

January 1 to December 31, 1982  
January 1 to June 30, 1983

MUNICIPALITY	SINGLES		SEMS		ROW		APARTMENTS		TOTAL	
	1982	June 30 1983	1982	June 30 1983	1982	June 30 1983	1982	1983	1982	June 30 1983
ANCASTER	98	58	0	0	0	0	0	0	98	58
DUNDAS	50	34	0	0	0	4	0	0	50	38
FLAMBOROUGH	62	49	0	0	0	0	0	0	62	49
GLANBROOK	10	7	0	0	0	0	0	0	10	7
HAMILTON	271	165	3	6	319	140	40	120	633	431
STONEY CREEK	182	138	12	2	7	0	122	0	323	140
REGION	673	451	15	8	326	144	162	120	1,176	723

SOURCE: Canada Mortgage and Housing Corporation

TABLE A.8

BUILDING ACTIVITY - COMPLETIONSHAMILTON-WENTWORTH REGION

<u>UNIT MIX</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>JAN. - JUNE 1983</u>
Single Family	940	1,196	907	950	807	996	673	451
Semi detached	254	301	418	280	156	161	15	8
Row	1,185	790	360	55	52	168	326	144
Apartments	2,656	1,879	1,102	187	200	0	162	120
<hr/>								
TOTAL	5,035	4,166	2,787	1,472	1,215	1,325	1,176	723

Source: Canada Mortgage and Housing Corporation

TABLE A.9

DWELLING UNIT DEMOLITION PERMITS

January 1 to December 31, 1983  
January 1 to June 30, 1983

<u>MUNICIPALITY</u>	<u>SINGLES</u>		<u>SEMS</u>		<u>ROW &amp; APARTMENTS</u>		<u>TOTAL</u>	
	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>
ANCASTER	4	4	0	0	0	0	4	4
DUNDAS	2	1	0	0	0	0	2	1
FLAMBOROUGH	1	1	0	0	0	0	1	1
GLANBROOK	7	2	0	0	0	0	7	2
HAMILTON	71	16	2	6	12	1	85	23
STONEY CREEK	33	11	0	0	0	0	33	11
REGION	118	35	2	6	12	1	132	42

SOURCE: Local Building Departments  
Canada Mortgage and Housing Corporation



## NET BUILDING ACTIVITY\*

January 1 to December 31, 1982  
January 1 to June 30, 1983

<u>MUNICIPALITY</u>	<u>SINGLES</u>		<u>SEMS</u>		<u>ROW &amp; APARTMENTS</u>		<u>TOTAL</u>	
	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>	<u>1982</u>	<u>June 30 1983</u>
ANCASTER	94	54	0	0	0	0	94	54
DUNDAS	48	33	0	0	0	0	48	33
FLAMBOROUGH	61	48	0	0	0	4	61	52
GLANBROOK	3	5	0	0	0	0	3	5
HAMILTON	200	149	1	0	319	140	520	289
STONEY CREEK	149	127	12	2	7	0	168	136
REGION	555	416	13	2	326	144	894	562

SOURCE: Canada Mortgage and Housing Corporation

\* Net Building Activity = Completions - Demolitions

TABLE A.11

RESIDENTIAL LOTS AND UNITS IN BLOCKSIN REGISTERED PLANS OF SUBDIVISION

January 1 to December 31, 1982

<u>MUNICIPALITY</u>	<u>SINGLE FAMILY</u>	<u>SEMI DETACHED</u>	<u>ROW</u>	<u>APARTMENT</u>	<u>TOTAL</u>
ANCASTER	25	0	0	0	25
DUNDAS	11	0	0	0	11
FLAMBOROUGH	87	0	0	0	87
GLANBROOK	0	0	0	0	0
HAMILTON	85	50	0	0	143
STONEY CREEK	107	0	0	0	107
<hr/>					
REGION	323	0	50	0	373

Source: Hamilton-Wentworth Planning and Development Department,  
Development Division

TABLE A.12

RESIDENTIAL LOTS AND UNITS IN BLOCKSIN REGISTERED PLANS OF SUBDIVISION

January 1 to June 30, 1983

<u>MUNICIPALITY</u>	<u>SINGLE FAMILY</u>	<u>SEMI DETACHED</u>	<u>ROW</u>	<u>APARTMENT</u>	<u>TOTAL</u>
ANCASTER	5	0	0	0	5
DUNDAS	33	0	0	0	33
FLAMBOROUGH	0	52	0	0	52
GLANBROOK	0	0	0	0	0
HAMILTON	150	0	0	0	150
STONEY CREEK	46	0	0	0	46
<hr/>					
REGION	234	52	0	0	286

Source: Hamilton-Wentworth Planning and Development Department,  
Development Division

TABLE A.13

VACANT LOTS AND UNITS IN BLOCKS  
IN REGISTERED PLANS OF SUBDIVISION

December 31, 1982/June 30, 1983

MUNICIPALITY	SINGLES		SEMIS		ROW		APARTMENTS		TOTAL	
	1982	1983	1982	1983	1982	1983	1982	1983	1982	1983
ANCASTER	415	472	0	0	0	0	100	100	515	572
DUNDAS	119	84	0	0	0	0	0	0	119	84
FLAMBOROUGH	271	263	20	20	0	0	0	0	291	283
GLANBROOK	0	0	0	0	0	0	0	0	0	0
HAMILTON	474	735	119	119	278	160	132	132	1,003	1,146
STONEY CREEK	303	235	154	154	516	516	197	197	1,170	1,102
REGION	1,582	1,789	293	293	794	676	429	429	3,098	3,187

Source: Hamilton-Wentworth Planning and Development Department

RESIDENTIAL LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION  
DRAFT APPROVED AND UNDER CONSIDERATION BY MUNICIPALITY

AS OF DECEMBER 31, 1982

<u>Municipality</u>	<u>DRAFT APPROVED</u>			<u>Apt.</u>	<u>TOTAL</u>	<u>UNDER CONSIDERATION</u>			<u>Apt.</u>
	<u>Single</u>	<u>Semi</u>	<u>Row</u>			<u>Single</u>	<u>Semi</u>	<u>Row</u>	
ANCASTER	493	32	70	0	595	478	28	0	0
DUNDAS	684	566	122	208	1,580	61	0	0	0
FLAMBOROUGH	608	62	0	0	670	684	362	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0
HAMILTON	1,054	335	50	65	1,504	340	332	55	148
STONEY CREEK	528	344	136	245	1,253	417	64	71	0
REGION	3,367	1,339	378	518	5,602	1,980	786	126	148

Source: Hamilton-Wentworth Planning and Development Department  
Development Division



TABLE A.15

RESIDENTIAL LOTS AND UNITS IN BLOCKS IN PLANS OF SUBDIVISION  
DRAFT APPROVED AND UNDER CONSIDERATION BY MUNICIPALITY

AS OF JUNE 30, 1983

<u>Municipality</u>	<u>DRAFT APPROVED</u>			<u>Apt.</u>	<u>TOTAL</u>	<u>UNDER CONSIDERATION</u>			<u>Apt.</u>
	<u>Single</u>	<u>Semi</u>	<u>Row</u>			<u>Single</u>	<u>Semi</u>	<u>Row</u>	
ANCASTER	513	32	70	0	615	409	28	0	0
DUNDAS	582	566	122	208	1,478	61	0	0	0
FLAMBOROUGH	791	10	0	0	801	501	354	10	0
GLANBROOK	0	0	0	0	0	0	0	0	0
HAMILTON	954	327	50	65	1,396	591	356	206	551
STONE CREEK	543	344	136	245	1,268	478	136	71	0
REGION	3,383	1,279	378	518	5,558	2,040	874	287	551

Source: Hamilton-Wentworth Planning and Development Department  
Development Division

TABLE A.16

RESIDENTIAL LOTS CREATED BY LAND SEVERANCE

<u>LOCATION</u>	<u>JAN. - JUNE 1983</u>	<u>TOTAL 1982</u>	<u>TOTAL 1981</u>	<u>TOTAL 1980</u>	<u>TOTAL 1979</u>
ANCASTER	16	37	30	6	16
DUNDAS	5	16	18	10	18
FLAMBOROUGH	8	52	24	20	34
GLANBROOK	6	9	10	2	5
HAMILTON	21	102	34	40	70
STONEY CREEK	41	52	28	18	23
<hr/>					
REGION TOTAL	97	268	144	96	166

Source: Land Division Committee

TABLE A.17

## 1982/1983 VACANCY RATES BY MUNICIPALITY (PER CENT)

MUNICIPALITY	BACHELOR		1 BEDROOM		2 BEDROOM		3+ BEDROOM		TOTAL	
	Oct/82	Apr/83	Oct/82	Apr/83	Oct/82	Apr/83	Oct/82	Apr/83	Oct/82	Apr/83
ANCASTER ) GLANBROOK ) FLAMBOROUGH*)	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2
DUNDAS	0.0	0.0	0.3	0.0	0.3	0.6	4.4	0.0	0.4	0.4
HAMILTON	0.8	3.2	0.7	1.9	0.6	0.8	0.4	0.6	0.6	1.5
STONEY CREEK	0.0	0.0	0.2	0.0	0.0	0.1	0.0	1.2	0.1	0.1
HAMILTON CMA**	0.8	3.0	0.6	1.6	0.5	0.8	0.6	0.7	0.6	1.2

SOURCE: Canada Mortgage and Housing Corporation,  
Rental Apartment Vacancy Survey, October, 1981

\* Includes Grimsby

\*\* Includes Grimsby and Burlington

TABLE A.18

## CONDOMINIUM ACTIVITY - NEW UNITS

AS OF DECEMBER 31, 1982

MUNICIPALITY	REGISTERED JAN. 1 TO DEC.31/82			DRAFT-APPROVED			UNDER CONSIDERATION					
	SINGLE & SEMI	ROW	APT.	TOTAL	SINGLE & SEMI	ROW	APT.	TOTAL	SINGLE & SEMI	ROW	APT.	TOTAL
ANCASTER	0	0	0	0	7	20	0	27	0	0	0	0
DUNDAS	0	0	0	0	0	0	38	38	0	0	0	0
FLAMBOROUGH	0	0	0	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0	0	0	0
HAMILTON	0	0	0	0	6	34	0	40	0	0	0	0
STONEY CREEK	0	0	0	0	0	0	0	0	0	0	0	0
REGION	0	0	0	0	13	54	38	105	0	0	0	0

Source: Hamilton-Wentworth Planning and Development Department, Development Division

CONDOMINIUM ACTIVITY - NEW UNITS

AS OF JUNE 30, 1983

TABLE A.19

MUNICIPALITY	REGISTERED JAN. 1 TO JUNE 30/83			DRAFT APPROVED			UNDER CONSIDERATION		
	SINGLE & SEMI	ROW	APT.	TOTAL	SINGLE & SEMI	ROW	APT.	TOTAL	SINGLE & SEMI
ANCASTER	0	0	0	0	7	20	0	27	0
DUNDAS	0	0	0	0	0	0	38	38	0
FLAMBOROUGH	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0
HAMILTON	0	0	0	0	6	34	0	40	0
STONEY CREEK	0	0	0	0	0	0	0	0	0
REGION	0	0	0	0	13	54	38	105	0
									38

Source: Hamilton-Wentworth Planning and Development Department, Development Division



TABLE A.20

CONDOMINIUM ACTIVITY - CONVERSIONS  
AS OF DECEMBER 31, 1982

MUNICIPALITY	REGISTERED JAN. 1 TO DEC. 31, 1982			DRAFT APPROVED			UNDER CONSIDERATION			TOTAL	
	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT	SINGLE	ROW		APT
ANCASTER	0	0	0	0	0	0	0	0	0	0	0
DUNDAS	0	0	0	0	0	0	0	0	0	0	0
FLAMBOROUGH	0	0	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0	0	0
HAMILTON	0	0	0	0	0	197	310	0	0	123	123
STONEY CREEK	0	0	0	0	0	0	0	0	0	197	197
REGION	0	0	0	0	0	197	310	0	0	320	320

Source: Hamilton-Wentworth Planning and Development Department, Development Division

## CONDOMINIUM ACTIVITY - CONVERSIONS

AS OF JUNE 30, 1983

MUNICIPALITY	REGISTERED				DRAFT APPROVED				UNDER CONSIDERATION				TOTAL
	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT	TOTAL	
ANCASTER	0	0	0	0	0	0	0	0	0	0	0	0	0
DUNDAS	0	0	0	0	0	0	0	0	0	0	38	38	38
FLAMBOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0	0	0	0	0
HAMILTON	0	44	126	170	0	153	184	337	0	0	123	123	123
STONEY CREEK	0	0	0	0	0	0	0	0	0	0	197	197	197
REGION	0	44	124	170	0	153	184	337	0	0	358	358	358

Source: Hamilton-Wentworth Planning and Development Department, Development Division

TABLE A.22

INVENTORY OF ASSISTED HOUSING UNITS

December 31, 1982

<u>MUNICIPALITY</u>	<u>SENIOR CITIZENS</u>	<u>FAMILIES</u>	<u>HANDICAPPED</u>	<u>TOTAL</u>
ANCASTER	86	0	0	86
DUNDAS	39	157	0	196
FLAMBOROUGH	47	98	0	145
GLANBROOK	31	0	0	31
HAMILTON	4,306	4,672	62	9,040
STONEY CREEK	<u>165</u>	<u>258</u>	<u>0</u>	<u>423</u>
REGION	4,674	5,185	62	9,921

Source: Canada Mortgage and Housing Corporation  
Hamilton-Wentworth Housing Authority  
Ministry of Housing

APPLICANTS ON THE HAMILTON-WENTWORTH

HOUSING AUTHORITY WAITING LIST

DECEMBER 31, 1982 AND JUNE 30, 1983

MUNICIPALITY	SENIOR CITIZENS		FAMILIES		HANDICAPPED		TOTAL	
	Dec. 31 1982	June 30 1983	Dec. 31 1982	June 30 1983	Dec. 31 1982	June 30 1983	Dec. 31 1982	June 30 1983
ANCASTER	1	5	0	0	0	0	1	5
DUNDAS	18	20	8	15	0	0	26	35
FLAMBOROUGH	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0
HAMILTON	95	60	695	816	109	102	899	978
STONEY CREEK	26	7	17	10	0	0	43	17
REGION	140	92	720	841	109	102	969	1,035

SOURCE: Hamilton-Wentworth Housing Authority







